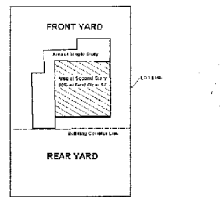
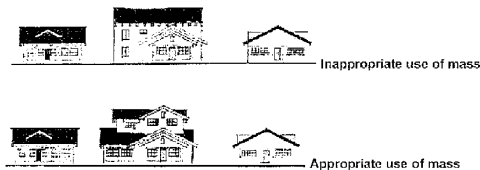


1 **13.14.100: MASS AND SCALE:**

2
3 A. Purpose: The purpose of this section is not to restrict architectural freedom but address the appropriate size of a
4 structure given its context within an established neighborhood. Two (2) factors influence the perception of
5 mass and scale of a structure: the physical relationship of the structure to the size of the adjacent structures
6 and the physical distance between structures.

7
8 B. Limitation: To avoid any large, continuous building mass of uniform height, no portion of any building shall
9 continue more than forty feet (40') horizontally without a minimum of an eighteen inch (18") break in the
10 roofline and/or an articulated architectural element such as overhangs, projections, insets, material and
11 textural changes, or other architectural elements used to create shadow patterns along the elevation of the
12 building.

13
14 C. Second Story Locations: Second story portions of a building shall be designed with adjacent structures in mind.
15 Reduction in the overall scale of the building can be accomplished by the use of varied upper story setbacks,
16 providing significantly larger setbacks for the entire structure and/or placement of the major portion of the
17 second story over the rear portion of the first story.



Appropriate location of second story

18
19 D. Exposed Wall Limitation: A wall surface consisting of both below grade and above grade vertical construction
20 which is exposed to view from abutting properties due to man-made cuts or slopes. Such walls heights shall be
21 limited to 50% of the maximum height allowed for the lot size, as required in 13.14.070 of this chapter. The
22 maximum height of the exposed wall surface shall be measured from the bottom of the finished grade to highest
23 point of any vertical surface (i.e. gable end, parapet or similar). Wall(s) exceeding this height shall incorporate all
24 of the following architectural and landscaping elements:

- 25 1) Vertical walls must be offset by a horizontal set back of at least eight (8) feet.
26 2) The building site shall not be graded so as to create a flat, visible pad surrounding the main residential
27 structure.
28 3) All portions of the cut in excess of ten feet shall be completely concealed from view and retained by
29 building walls, or retaining walls in the case of light wells.
30 4) Natural grade shall be reestablished at the property line
31 5) The total depth of cut shall not exceed fifteen (15') feet at any point from existing grade

32
33 ****INSERT GRAPHIC HERE****
34

13.76.300: DEVELOPMENT ON HILLSIDES AND SLOPES:

A. Prohibited Excavations: Notwithstanding any other provision of this code, it shall be unlawful to grade, fill or excavate any land in any manner which presents an unreasonable risk of erosion, flooding, landslide or any other unsafe condition. It also shall be unlawful to erect any structure which will not be reasonably safe for use as human habitation because of risk of erosion, flooding, landslide, earthquake related hazard or any other unsafe condition.

B. Cross Slopes Permitted; Conditions: Any area within a subdivision, or other parcel of real property, which has a slope greater than thirty percent (30%) shall remain ungraded, except for streets, roads, private access roads, and other vehicular routes. These routes shall be allowed to cross slopes between thirty percent (30%) and fifty percent (50%) if specifically authorized by the planning commission, upon the favorable recommendation of the community development director, after finding that all of the following conditions and constraints are applicable:

1. No alternate location for access is feasible or available;
2. No individual segment or increment of the street, road, private access road, or other vehicular route that will cross slopes between thirty percent (30%) and fifty percent (50%) exceeds one hundred feet (100') in length; and
3. The cumulative length of individual segments or increments that will cross slopes between thirty percent (30%) and fifty percent (50%) does not exceed ten percent (10%) of the total length of the street, road, private access road, or other vehicular route.

C. Subdivisions: Any area within a subdivision, or other parcel of real property, which has a slope greater than thirty percent (30%) shall not be graded, except for roadway purposes as provided in subsection B of this section. Areas with slopes between twenty percent (20%) and thirty percent (30%) may be graded; provided, that the area to be disturbed shall be less than one-half ($\frac{1}{2}$) of the area of such slopes.

D. Grading Plan: No grading, filling or excavation of land shall take place on a hillside or an area with an average slope of twenty percent (20%) or greater until a grading plan has been submitted and approved by the city engineer and a grading permit issued by the community development department.

E. Preparation And Compaction Of Fill Material: Any fill material shall be prepared and compacted as specified in the city's then effective building code.

F. Exposed wall surfaces: The wall surfaces of developments on existing or man-made slopes which are exposed to view from an adjacent property lines shall be limited to the maximum height allowed for the property as regulated in this title. The maximum height of the exposed wall surface shall be determined and measured from the bottom of the finished grade to the . Any exposed wall surface in excess of the allowed maximum height must be offset by a horizontal step back of at least eight (8) feet.

F. Unexposed Basement Cuts: The Zoning Administrator may approve unexposed basement cuts which exceed a ten foot depth if all of the criteria following are met:

1. The building site shall not be graded so as to create a flat, visible pad surrounding the main residential structure.
2. All portions of the cut in excess of ten feet shall be completely concealed from view and retained by building walls, or retaining walls in the case of light wells.
3. Natural grade shall be reestablished at the property line
4. The total depth of cut shall not exceed fifteen (15') feet at any point from existing grade

GRAPHIC DETAIL NEEDED HERE

13.76.700: FILL WORK AND LAND EXCAVATIONS; SPECIAL REQUIREMENTS:

A. Purpose And Intent: This section is adopted to promote public safety and the general public welfare; to protect property against loss from erosion, earth movement and flooding; to maintain a superior community environment; to provide for the continued orderly growth of the city; and to ensure the maximum preservation of the natural scenic character of major portions of the city by establishing minimum standards and requirements relating to land grading, excavations, and fills, and procedures by which these standards and requirements may be enforced. It is intended that this section be administered with the foregoing purposes in mind and specifically in an attempt to:

1. Ensure that the development of each site occurs in a manner harmonious with adjacent lands so as to minimize problems of drainage, erosion, earth movement and similar hazards.
2. Ensure the public lands and places, watercourses, streets, and all other lands in the city are protected from erosion, earth movement or drainage hazards.
3. Ensure that the planning, design and construction of all development will be done in a manner which provides maximum safety and human enjoyment and except where specifically intended otherwise, makes such construction as unobtrusive in the natural terrain as possible.
4. Ensure the maximum retention of natural vegetation to aid in protection against erosion, earth movement and other hazards and to aid in preservation of the natural scenic qualities of the community.

B. Permit Required:

1. Grading permits are required for work on new developments, construction projects, rivers, washes, streams, floodplains, detention basins, dams, ditches, drainage culverts, slopes in excess of fifteen percent (15%), rock pits, roads, utilities, well drilling and clearing of any site which contains significant trees and/or vegetation. Permitted and nonpermitted work shall not encroach nor impact on adjacent properties. Sanitary (garbage) landfills and hazardous material depositories shall not be allowed. A grading permit may be combined with a building permit.

- 105 2. For work requiring a permit, plans and specifications shall be completed by a registered professional
106 engineer and/or a registered professional landscape architect or registered professional arborist.
- 107 3. Retaining walls in excess of four (4) feet which support finished grading of cuts or fills. Plans shall be
108 designed and submitted in accordance with 13.76.700 (F)
- 109 C. Responsibility: Failure of the city officials to observe or recognize hazardous or unsightly conditions, or to
110 recommend denial of the conditional use permit, or of the planning commission to deny said permit shall not
111 relieve the permittee from responsibility for the condition or damages resulting therefrom.
- 112 D. Retention Of Plans: Plans, specifications and reports for all conditional use permit applications submitted to
113 the city for approval shall be retained by the city for a minimum period of two (2) years.
- 114 E. Inspections:
- 115 1. The community development director and building official, with assistance from the city engineer,
116 shall make the inspections of all projects under "permit". Where it is found that conditions substantially
117 differ from those stated or shown in the conditional use permit application, the city may stop further work
118 until and unless approval is obtained for a revised grading plan conforming to the existing conditions.
- 119 2. Plans for grading work shall be maintained at the site during the progress of the grading. Until the final
120 inspection is made, the building permit shall be prominently displayed near the front property line of the
121 property involved so as to be visible from the street on which the property fronts.
- 122 3. In order to obtain inspections, the permittee shall notify the city twenty four (24) hours before said
123 inspection is to be made.
- 124 4. Inspections shall be made:
- 125 a. Before commencement of grading operations and after required construction stakes have been
126 set; and
- 127 b. When all rough grading has been completed; and
- 128 c. When all work, including installation of all drainage and other structures and required planting,
129 has been completed.
- 130 F. Standards And Specific Requirements For Grading:
- 131 1. All grading, fill work and excavation shall comply with the requirements set forth in this chapter in
132 addition to other requirements of this code.
- 133 2. All grading and excavation in or contiguous to residential neighborhoods shall be carried on between
134 the hours of eight o'clock (8:00) A.M. to seven o'clock (7:00) P.M. and shall comply with the city's noise
135 ordinance.

136 3. All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site
137 shall be dampened or suitably treated, managed, or contained to prevent the deposit of dust on
138 neighboring properties; all materials transported to or from the site shall be so contained during
139 transportation as to prevent spillage on streets or other property outside of the site.

140 4. Maximum, unretained or exposed slope of a permanent cut and fill area shall be thirty percent (30%).
141 The city engineer may require the percent of slope of a cut or fill to be reduced if it is found that the cut or
142 fill is subject to unusual or excessive erosion, or if other conditions make such requirements necessary for
143 stability. Steeper slopes may be approved by the city engineer subject to the recommendations of a
144 professionally prepared soils report and/or other supporting data.

145 5. All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock, or
146 other inert materials free from organic material and free of metal, and except that topsoil spread on cut
147 and fill surfaces may incorporate humus for desirable moisture retention and plant growth properties.

148 6. Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an
149 excavation or any portion of a fill. All drainageways and structures shall carry surface waters without
150 producing erosion to the nearest practical street, storm drain or natural watercourse acceptable to the city
151 engineer as a safe place to deposit and receive such waters. The city engineer may require such drainage
152 structures to be constructed or installed as necessary to prevent erosion damage or to prevent saturation of
153 the fill or material behind cut slopes.

154 7. Exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded to a maximum
155 slope of thirty percent (30%). All exposed slopes of any cut or fill shall be protected from erosion or
156 sloughing by approved plantings or graded terracing ~~erib walls or walls and planting, terracing, or~~
157 ~~combination thereof.~~

158 8. Retained cuts and fills shall be designed and constructed in accordance with the following provisions:

159 a. Maximum height or any retaining wall shall be six (6') feet

160 b. For any grade change or retaining wall in excess of six (6) feet, there shall be a corresponding
161 1:1 horizontal offset or terrace prior to the next vertical wall

162 c. Retaining walls located in a front yard, along a public right-of-way shall be setback a distance
163 of four (4) feet.

164 8. Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site
165 shall be backfilled and compacted to the level of the surrounding grades.

166 9. Unless otherwise directed by the city engineer, all fills governed by this code intended to support
167 buildings, structures, or where otherwise required to be compacted for stability, shall be compacted,
168 inspected and tested in accordance with the following provisions:

- a. The natural ground surface shall be prepared by removal of topsoil and vegetation and, if necessary, shall be graded to a series of terraces;
- b. The fill shall be spread in a series of layers, each not exceeding six inches (6") in thickness, and shall be compacted by "sheepsfoot" roller compactor (after each layer is spread) or other method acceptable to the city engineer;
- c. The moisture content of the fill material shall be controlled at the time of spreading and compaction to obtain required maximum density;
- d. The fill material after compaction shall have an average dry density of not less than ninety five percent (95%) of maximum dry density and a minimum of ninety percent (90%) in all portions of the fill requiring compaction as determined by the AASHO soil compaction test method T180-57, or other testing method acceptable to the city engineer;
- e. A written report of the compaction, showing location and depth of test holes, materials used, moisture conditions, recommended soil bearing pressures, and relative density obtained from all tests, prepared by a civil engineer or soils engineer licensed by the state of Utah, shall be submitted to the city engineer; and
- f. The community development director and/or the city engineer may require additional tests or information if, in his opinion, the conditions or materials are such that additional information is necessary, and may modify or delete any of the above listed requirements that in his opinion are unnecessary to further the purpose of this code.
10. All cut and fill surfaces created by grading except for firebreak purposes shall be seeded with a ground cover that is compatible with the natural ground covers in the city. Topsoil is to be stockpiled during rough grading and used on cut and fill slopes. When slopes too steep to support continuous ground cover have been permitted and in lieu thereof niches and ledges provided for planting, such slopes need not be planted with a continuous ground cover, but may instead be screened with vines and plantings. Cuts and fills along public roads may be required to be landscaped so as to blend into the natural surroundings. All plant materials must be approved by the community development director prior to issuance of a conditional use permit.
11. Filling of the ground for agricultural or fire protection purposes shall be accomplished with such practices as will prevent erosion and damage to natural drainage channels.